

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada – Change of Land from Agricultural Use to Residential Use in R.S.Nos.40/1, 2, 4, 41/1, 2, 76/2(P), 3(P), 4(P), 77/1, 2, 4, 78/1, 2, 79/2, 81/1(P), 82/1, 2, 3, 4, 5, 83/1B, 83/1C, 2, 92/1, 98/2, 102, 103/1 & 104/2(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna District to an extent of Ac.30.56 $\frac{3}{4}$ Cents – Draft Variation – Notification- Confirmation – Orders -Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 564

Dated: 28.12.2010

Read the following :

1. From the Vice Chairman, VGTM UDA, Vijayawada, Rc.No.C8-1750/06, Dt.05.02.2008
2. Government Memo No.2492/I2/2010, MA&UD Dept., Dated.26.10.2010.

ORDER:

The draft variation to the Zonal Development Plan of Kanuru of VGTM Urban Area issued in Government Memo 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.603, Part-I, Dated.28.10.2010. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.37,11,200 (Rupees Thirty Seven Lakhs Eleven Thousand and Two Hundred Only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, **Dated.30.12.2010.**

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Vice Chairman, Vijayawada, Guntur, Tenali & Mangalagiri Urban Development Authority, Vijayawada.

Copy to:

The applicant through the Vice Chairman, VGTM Urban Development Authority, Vijayawada.

The Special Officer & Competent Authority, Urban Land Ceiling, Vijayawada

The District Collector, Krishna District.

Sf/Sc.

// FORWARDED :: BY ORDER//

SECTION OFFICER.

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Kanuru of VGTM Urban Area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.603, Part-I, Dated.28.10.2010 as required by sub-section (3) of the said section.

VARIATION

The site measuring to an extent of Ac.30.56 $\frac{3}{4}$ cents or 123706.67 Sq. Mtrs is falling in R.S.Nos.40/1, 2, 4, 41/1, 2, 76/2(P), 3(P), 4(P), 77/1, 2, 4, 78/1, 2, 79/2, 81/1(P), 82/1, 2, 3, 4, 5, 83/1B, 83/1C, 2, 92/1, 98/2, 102, 103/1 & 104/2(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna District. The boundaries of which are given in the schedule below and which was earmarked for Agricultural use in the Zonal Development Plan of Kanuru Zone of VGTM Urban

Area, approved vide G.O.Ms.No.675, M.A., Dated.29.12.2006 is designated for Residential use as shown in Modification to Zonal Development Plan vide M.Z.D.P.No.02/08/VGTM UDA which is available in the Office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. That the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners/ applicants shall be responsible for any damage claimed by any one on account of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. Any other conditions as may be imposed by Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
8. That the applicant should obtain layout permission from the concerned authority duly paying the required development charges.
9. That the applicant shall acquire at least 40'-0" approach road from Pedapulipaka main B.T. Road before submission of layout.
10. That the applicant shall obtain NOC from Irrigation Department as the filed channel is passing in the middle of the site so as to provide culvert across the roads to be formed at the time of approval of layout.

SCHEDULE

- NORTH :** The site falling in S.No.84, 85, 76(P), 90, 77(P), 92(P), 101, 100(P), 98(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.
- SOUTH :** Existing filed channel falling in S.No.83(P), 81(P), and the site falling in S.No.41, 59, 77, 78(P), 104, 103(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.
- EAST :** The site falling in S.No.81(P), 80, 79, 77(P), 101(P), 103, 104(P), 77/Part, 78(P), 59 and existing filed channel falling in S.No.97, 108, 107 of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.
- WEST :** The site falling in S.No.84, 83(P), 39, 58, 78, 104, 98(P), 101(P), 91 & 78(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

SECTION OFFICER